



# Town of Hopkinton Planning Department

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## HOPKINTON PLANNING BOARD NOTICE OF DECISIONS JULY 13, 2021

Notice is hereby given that the Hopkinton Planning Board met at 6:00 PM on Tuesday, July 13, 2021, in the Hopkinton Town Hall, 330 Main Street, Hopkinton. Members present: Chair Michael Wilkey, Vice Chair Celeste Hemingson, Ex-Officio Anna Wells, James Fredyma, Clarke Kidder, and Alternate Robert Dapice. The Planning Board made the following decision(s):

### I. Applications/Public Hearings.

**#2021-20 Baystone Properties, LLC** Site Plan Review, Architectural Design Review, and Condominium Subdivision to construct 12 attached, townhouse-style residential units at 71 Cedar Street, Tax Map 102, Lot 35, VR-1 district. Note: Zoning Board of Adjustment approval required; therefore, the Planning Board did not review the application.

**#2021-15 Pauline Meridien** Site Plan Review for outdoor commercial recreation (wilderness) activities at 334 College Hill Road, Tax Map 212, Lot 2, R-4 district.

Celeste Hemingson, seconded by Clarke Kidder, moved to **ACCEPT** application #2021-15 as complete and for consideration. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

Anna Wells, seconded by Clarke Kidder, moved to **APPROVE** application #2021-15 as presented with a waiver from requiring a detailed parking plan. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

**#2021-16 Pauline Meridien** Site Plan Review for a seasonal farm stand selling goods primarily raised at 334 College Hill Road, Tax Map 212, Lot 2, R-4 district.

Rob Dapice, seconded by Anna Wells, moved to **ACCEPT** application #2021-16 as complete and for consideration. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

Anna Wells, seconded by Clarke Kidder, moved to **APPROVE** application #2021-16 as presented with a waiver from requiring a detailed parking plan. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

**#2021-19 Riveredge Properties, LLC** Major subdivision consisting of five lots at 403 Maple Street, Tax Map 229, Lot 29, R-2 district.

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Celeste Hemingson, seconded by Anna Wells, moved to **ACCEPT** application #2021-19 as complete and for consideration. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

James Fredyma, seconded by Rob Dapice, moved to **APPROVE** application #2021-19 as presented with a waiver from the phasing standards in Section 2.4.9 of the Subdivision Regulations. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

- II. Adjournment.** James Fredyma, seconded by Anna Wells, moved to **ADJOURN** at 7:45 PM. The next scheduled meeting of the Planning Board will be at 6:00 PM on Tuesday, August 10, 2021.

Karen Robertson  
Planning Director